

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, July 11, 2011 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Jim Muehling, and Michael Gentile, John West and Michael Szakaly

Commissioner(s) Absent:

Staff Present: Lisa Abbott, Bob Woolford and Janet Roberts

Other(s) Present: None.

II. READING OF THE MINUTES. – David Walter noted a typo in the June 6, 2011 minutes in Resolution 11-14. Roberts said she would make the correction. Michael Gentile moved to approve the minutes for June 6, 2011 as corrected. John West seconded the motions. The minutes were unanimously approved as corrected.

III. EXAMINATION OF CLAIMS. Michael Szakaly moved to approve the claims for June 10, 2011 for \$361,196.89 and June 24, 2011 for 210,763.60. John West seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott reported that the Department received the HUD funding agreements for the 2011.

Abbott informed the Commissioners that the Council approved the purchase of the 12 acres, so they are on track for the bond purchase for the acquisition. They expect to close around July 28th with the closing to follow in mid August. They have been holding some internal meeting regarding the purchase, but will start holding organization meeting soon to discuss the ownership and maintenance issues they have identified. She reminded them that John West is the RDC representative for that committee. The RFQ was sent to 31 firms who were invited to respond by August 15th if interested. They will be holding an organizational meeting to coordinate review of those responses on August 16th. She informed them that a resolution will come to the Commission asking for permission for Abbott to approve incidental maintenance on the property for such things as cutting the grass.

Muehling asked if there were plans for any family or multi-family housing developments in the area. He stated that if so, children in living in the area would impact the school expenses negatively since there are no funds going to the school districts from that area. Abbott stated that housing is has been discussed, but housing is not the main focus of this development. She reminded him that the RDC will have input into the master plan.

C. Budget Summary Report.

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

A. RESOLUTION 11-17: Approval to Amend the Community Kitchen Funding Agreement.

Woolford explained this resolution request is to amend the 2010 funding for the Community Kitchen by adding the 2011 allocation that was awarded to them in the CAC process last year. The Kitchen is moving along quickly with their project and would like to have it substantially complete by the first of August. By amending the contract and giving them 2011 allocation earlier from 2010 available funds, it allows them to complete the project sooner. The 2011 allocation is for \$48,000.

Woolford said there are unused funds available to in 2010 to cover the request. The 2011 allocation will be used for another project.

Abbott said they were allocated \$205,472 in 2010 and with the addition of the \$48,000 from 2011, it gives them a total for the two years of \$253,472.

Michael Gentile moved to approve the Resolution. Elizabeth Kehoe seconded the motion. Resolution 11-17 was unanimously approved. **ADOPTED.**

VII. BUSINESS/GENERAL DISCUSSION.

A. TIF Finding. Abbott reviewed all the TIFs – Adams Crossing, Downtown, North Kinser/Prow/Tapp Road, Thomson/Walnut/Winslow and Whitehall/West Third Street. For each of the TIFs she gave the following information: date established and date(s) if amended, objectives of the district, current balance, approved projects underway and not yet started, proposed projects and projected income. She stated the Commissioners need to determine if any of the TIFs have excess valuation and available to be distributed to other taxing entities. Each of the members received a copy of the summary which Abbott reviewed for them.

Szakaly asked if the RDC members are stating that there are no surplus fund and that they expect to use all the funding available. Abbott proceed to read the letter being sent to the appropriate taxing entities, which basically states that the RDC doesn't have any excess funds to give to the taxing units because the City is going to use it.

Elizabeth Kehoe move to approve the finding that there are no excess valuations to distribute to other taxing units and to approve the sending of a letter to the taxing units of that decision. Michael Szakaly seconded the motion. The motion was unanimously approved.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date